



Leicester Terrace, Denbigh LL16 3NF

£135,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented two-bedroom home situated in a central location with excellent access to local amenities and transport links. The property offers a practical layout with a spacious lounge, a well-equipped kitchen-diner, and a modern bathroom. Both bedrooms are generously sized, with additional storage and workspace available on the landing. Outside, the low-maintenance garden and secure rear access add further convenience. Ideally suited for first-time buyers, this property combines comfort, functionality, and a prime position within Denbigh town.

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|--------------------------|-----------------------------|------------------------|
| ■ Two Double Bedrooms | ■ Central Location | ■ EPC - D |
| ■ Spacious Kitchen Diner | ■ Local Amenities Nearby | ■ Freehold |
| ■ Low Maintenance Garden | ■ Excellent Transport Links | ■ Council Tax Band - B |



Entry Hallway

1.74 x 3.36 (5'8" x 11'0")

A traditional entrance hallway welcomes you with a solid wooden front door featuring glass panels, carpeted flooring, and a staircase with a painted wooden bannister leading to the upper level.

Lounge

3.45 x 3.40 (11'3" x 11'1")

The lounge is carpeted and features a bay window offering elevated views over Denbigh town, providing a bright and comfortable living space.

Kitchen Diner

5.71 x 3.43 (18'8" x 11'3")

To the rear, the kitchen diner combines functionality with space, featuring wood-effect laminate flooring and a tiled dining area with room for a table and chairs. Fitted wooden cabinetry, a speckled worktop, tiled splashbacks, and integrated downlighting complete the room. A window and external door provide access to the rear garden.

Landing

1.71 x 3.53 (5'7" x 11'6")

The first-floor landing is carpeted and offers a useful area suitable for a desk and shelving, enhanced by downlighting.

Master Bedroom

3.58 x 3.42 (11'8" x 11'2")

The master bedroom is a carpeted double with built-in wooden furniture, a single-glazed wooden window overlooking Denbigh, and a radiator.

Bedroom 2

2.83 x 3.53 (9'3" x 11'6")

Bedroom two features wooden flooring, space for a double bed, a radiator, and a window with views to the rear of the property.

Bathroom

2.78 x 2.57 (9'1" x 8'5")

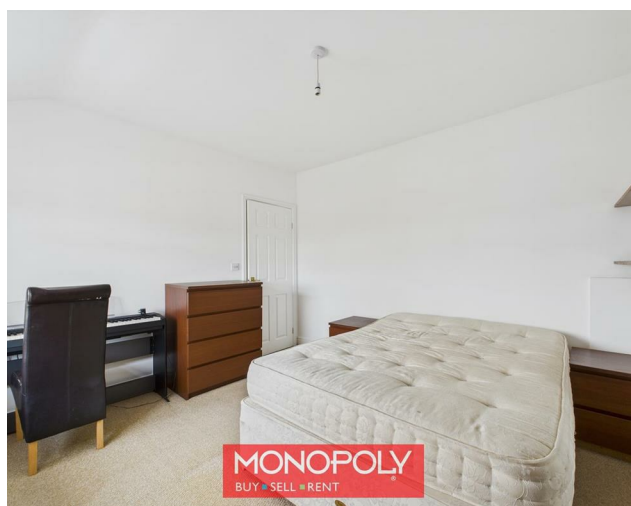
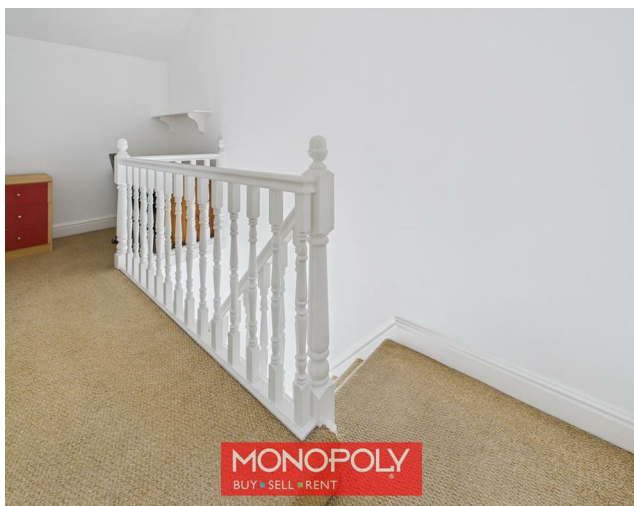
The bathroom is fully fitted with tiled flooring, partially tiled walls, a tiled bath, shower enclosure with splashback, WC, and sink. Additional features include built-in shelving, an obscure-glass rear window, and a chrome heated towel rail.

Garden

The rear garden is low-maintenance with a gravel base, a wooden bike store, and a tall wooden gate set within a brick boundary wall. Concrete steps provide access to the rear gate.

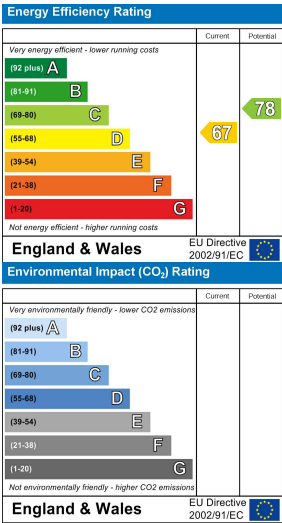
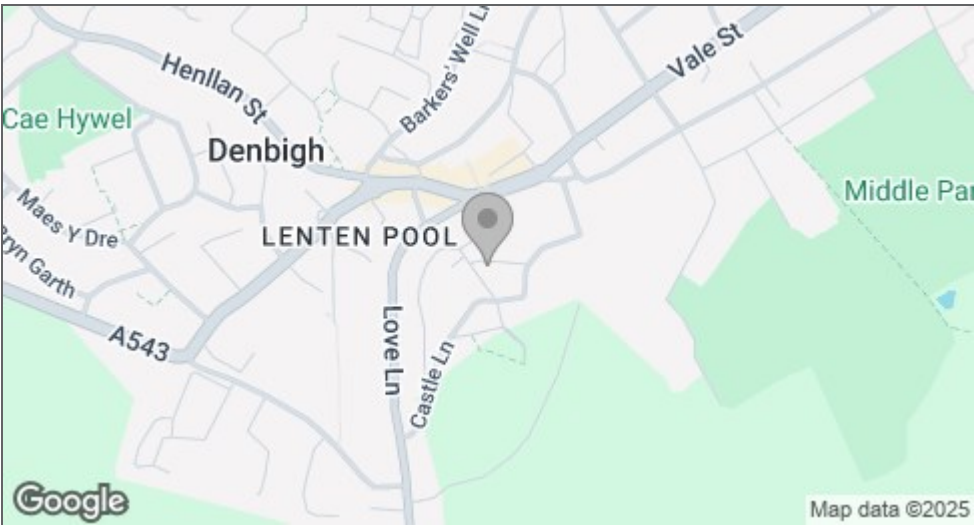












MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

